



Specification

External Features

Beautifully designed homes by KCA Architects Ltd.

10 Year structural warranty

Double glazed high performance lockable UPVC windows

High performance front doors with a 5 point locking system

Mains gas central heating system with a high energy efficient boiler

High thermal insulation and energy efficiency rating

Front and rear gardens top soiled and seeded

Tarmac driveway

Timber fencing to rear garden boundaries

Traditional masonry construction with coloured render or brickwork

and stonework on selected plots

Feature light to front and rear doors

Internal Features

Wood burning stove including granite hearth

Comprehensive range of electrical sockets throughout,
including TV and telephone points

Wired for satellite point

Wired for security alarm

Oak internal doors with chrome ironmongery

Painted skirting, architraves, stair handrails & balustrades

All internal walls and ceilings painted throughout

Smoke, heat and CO2 detectors as standard



Kitchens & Utility Rooms

A choice of fully fitted kitchens and utility rooms
Integrated appliances where applicable including built-in oven and hob,
extractor hood, dishwasher and fridge freezer
Washer Dryer to kitchen (washing machine to utility room where applicable)
Feature downlighters to kitchen

Bathrooms, Ensuites & W.C.'s

Contemporary white sanitary ware with chrome fittings
Shower over bath with shower screen (except where separate shower
is provided in main bathroom)
All en-suites have thermostatic showers
Feature down lighters to main bathroom and ensuite

Floor Coverings & Tiles

Ceramic floor tiling to kitchen/dining, utility room, bathroom,
en-suite and WC
Ceramic wall tiling between units to kitchen and utility
with tiling to shower enclosures and above bath
Splash back tiling to all wash hand basins
Carpets to lounge, bedrooms, hall, stairs and landings

A management company will be formed by Lotus Homes and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained. Some of the properties may qualify, subject to property valuation and customers satisfying NICHAs criteria and application, for the NI Co-Ownership Scheme. www.co-ownership.org

Lotus Homes reserve the right to vary specifications to a similar or higher quality.